

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **De Kalb County**

State: **GA**

PJ's Total HOME Allocation Received: **\$41,553,742**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	10			
Program Progress:							
% of Funds Committed	93.72 %	93.69 %	7	92.07 %	70	66	
% of Funds Disbursed	87.92 %	84.36 %	5	84.14 %	66	63	
Leveraging Ratio for Rental Activities	5.25	3.65	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	83.19 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.64 %	59.96 %	7	69.74 %	25	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.70 %	66.96 %	6	80.97 %	16	18	
% of 0-30% AMI Renters to All Renters***	21.44 %	31.52 %	9	45.50 %	8	11	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.27 %	1	95.55 %	100	100	
Overall Ranking:			In State:	5 / 10	Nationally:	37 42	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,691	\$13,991		\$26,831	611 Units	39.90 %	
Homebuyer Unit	\$18,578	\$17,160		\$15,029	339 Units	22.10 %	
Homeowner-Rehab Unit	\$30,455	\$28,271		\$20,806	555 Units	36.20 %	
TBRA Unit	\$13,045	\$1,617		\$3,228	27 Units	1.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): De Kalb County GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,584	\$112,534	\$30,455
State:*	\$54,451	\$67,657	\$29,268
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 2.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.9

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	2.6	1.5	2.5	0.0	Single/Non-Elderly:	46.8	26.3	22.5	88.9
Black/African American:	88.4	94.7	96.6	100.0	Elderly:	7.4	3.2	61.6	0.0
Asian:	0.3	0.6	0.2	0.0	Related/Single Parent:	28.8	55.5	9.5	11.1
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	10.0	11.8	1.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.2	2.1	4.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.5	0.0					
American Indian/Alaska Native and Black:	0.0	0.6	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	7.4	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	1.3	0.9	0.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.0	26.3	48.6	63.0	Section 8:	5.1	0.6 [#]		
2 Persons:	31.6	26.8	29.0	22.2	HOME TBRA:	2.1			
3 Persons:	12.9	22.4	11.9	14.8	Other:	21.8			
4 Persons:	6.4	13.3	4.0	0.0	No Assistance:	71.0			
5 Persons:	2.5	6.8	2.9	0.0					
6 Persons:	0.7	1.8	2.9	0.0					
7 Persons:	0.0	1.5	0.2	0.0					
8 or more Persons:	0.0	0.0	0.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				88

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): De Kalb County State: GA Group Rank: 37
 (Percentile)
 State Rank: 5 / 10 PJs Overall Rank: 42
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	59.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.7	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

